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FY19 BROWNFIELDS ASSESSMENT GRANT

Narrative Information Sheet

1. Applicant Identification: East-Central Idaho Planning & Development Association, Inc.
299 East 4th North
Rexburg, Idaho 83440
2. Funding Requested
 - a. Assessment Grant Type: Coalition Assessment
 - b. Federal Funds Requested
 - i. Requested Amount: \$350,000
 - ii. Site-Specific Assessment Grant waiver of \$200,000 limit: N/A
 - c. Contamination: Hazardous Substances (\$190,695) and Petroleum (\$159,305)
3. Location: Central Idaho - Butte, Lemhi and Custer Counties
4. Property Information for Site-Specific Proposals: N/A
5. Contacts
 - a. Project Director:

Name: Rick Miller
Title: Community Development Manager
Address: 299 East 4th North, Rexburg ID 83440
Phone: 208-356-4524 x314
Mobile: 208-390-3238
Fax: 208-356-4544
Email: rick.miller@ecipda.net
 - b. Chief Executive Officer

Name: Terry Butikofer
Title: Executive Director
Address: 299 East 4th North, Rexburg ID 83440
Phone: 208-356-4524 x311
Mobile: 208-390-4946
Fax: 208-356-4544
Email: terry.butikofer@ecipda.net

6. Population:

Area	Population
Butte County	2,613
Custer County	4,141
Lemhi County	7,755
Entire Target Area	14,509

7. Other Factors Checklist

Other Factors Checklist		
	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
x	Community Population is 10,000 or less.	Narrative Info Sheet & page 4
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	The priority brownfield site(s) is impacted by mine-scarred land.	
	The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
	The priority site(s) is in a federally designated flood plain.	
	The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
	30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority: A letter from the Idaho Department of Environmental Quality is attached.



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 North Hilton • Boise, ID 83706 • (208) 373-0502
www.deq.idaho.gov

Brad Little, Governor
John Tippetts, Director

November 27, 2019

Rick Miller
ECIPDA
299 East 4th North
Rexburg, ID 83440

Re: State Letter of Acknowledgment for the Central Idaho Economic Development Coalition
Brownfields 104(k) Grant Application


Dear Ms. Turek:

This letter acknowledges that the Central Idaho Economic Development Coalition has notified the Idaho Department of Environmental Quality (IDEQ)-the designated State Environmental Authority-that the Central Idaho Economic Development Coalition is submitting to the Environmental Protection Agency (EPA) a \$350,000 Brownfields Assessment Grant application. The notification to IDEQ satisfies the notification criteria of the EPA Proposed Guidelines for Brownfields Assessment Grants.

The Central Idaho Economic Development Coalition intends to apply for both petroleum and hazardous substance funding. The Central Idaho Economic Development Coalition is comprised of Butte, Custer, and Lemhi counties as well as the East Central Idaho Planning and Development Association (dba as The Development Company). The focus of the Central Idaho Economic Development Coalition will be in the rural communities of Arco, Challis, and Salmon. The Central Idaho Economic Development Coalition has provided a list of 4 priority projects in these communities to IDEQ.

The IDEQ fully supports the submission of the Brownfields 104(k) Assessment Grant application in order to help in the effort to revitalize Brownfield Sites in their communities.

Regards,



Eric Traynor
Idaho Brownfields Program Manager
Idaho Department of Environmental Quality
Phone: (208) 373-0565
Email: eric.traynor@deq.idaho.gov

NARRATIVE/RANKING CRITERIA

CENTRAL IDAHO BROWNFIELDS COALITION

Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields - 1.a.i. Background and Description of Target Area

The East Central Idaho Planning and Development Association (ECIPDA) is applying for \$350,000 on behalf of the Central Idaho Brownfields Coalition (CIBC) which includes Butte County, Custer County Economic Development Association and Lemhi county Economic Development Association. Central Idaho is geographically isolated, sparsely populated, economically challenged, and rich in natural resources. The Frank Church-River of No Return Wilderness lies out our back door and hosts the most rugged mountains, deep canyons, and wild, whitewater rivers in Idaho. The “Frank” as we affectionately call it, is the largest wilderness in the contiguous US and was designated in 1980. Ninety-two percent of our region is public land managed by federal and state government.

Our coalition covers a three-county area, Butte, Custer, and Lemhi Counties (target area) with a total area of 11,640 square miles, an area larger than the states of New Jersey, Delaware, and Rhode Island combined. But our population is only 14,509, compared to 9,876,749 combined in those three states.¹ The lure of mining brought settlers to our area in the mid-1800s. Logging and ranching soon followed. Our economic heritage is closely tied to the land. Over the past 40 years, our region has experienced a shift in economies supported by natural resources to basic services and seasonal employment for the US Forest Service and Bureau of Land Management. Mining and logging have been lost, and scrutiny of public grazing has intensified. While ranching is still very much a part of our narrative, it predominantly supports single family ranches dependent on public land allotments. Federal, state and local government are now our primary employers.

Our communities have a legacy of abandoned properties that once supported mining and logging, including gas stations, mills sites and repair shops. Retail stores such as Alco and Kings have recently left the area, also leaving behind large empty buildings. We struggle to bring in health care providers and business interests due to our blighted downtowns that do not appear welcoming. A brownfields assessment grant would be used by CIBC to assess the abandoned and blighted properties in the target area for hazardous substances and petroleum contamination in order to return them to viable properties making our communities once again a destination for people to live, work and play.

1.a.ii. Description of the Priority Brownfield Site(s)

CIBC has a brownfields inventory that is growing as we conduct outreach and more landowners become aware of our project. The following are our top priorities based on community need and input, landowner interest, and redevelopment potential. We have preliminarily identified at least 8 other sites with owner interest or fit into our redevelopment goals for this project.

Former Junior High School, Salmon, Lemhi County – This 80-year-old building was closed by the school district in 2014 due to unsafe conditions related to asbestos, lead base paint and structural integrity. It stands with a 6-foot chain link fence and barbed wire perimeter on Highway 93 South as you enter town. The school district tried to remediate hazardous issues over the years however, when moving forward with plans to demolish the structure and sell the property, additional asbestos was found in the roofing. The district is faced with retaining this site until they can conduct a full environmental assessment. Asbestos, lead and unknown hazards have prevented them from moving forward with demolition and remediation of the site.

Blocks/Blue Buildings, Arco, Butte County – These two adjunct buildings stand vacant in the center of downtown Arco. They were built in the 1950’s as a clothing and shoe repair store. The Blocks Clothing store

¹ US Census Quickfacts, 2018 population estimates and 2015 land area

was vacated after it went bankrupt in the 1980's. The Blue Building supported various retail endeavors until the late 1970's. These two structures are in extreme disrepair and the walls themselves have been repeatedly boarded over to prevent bricks from falling on the sidewalk. The possible presence of asbestos and lead-based paint have prohibited demolition. Assessment would allow redevelopment at this prime storefront in our downtown revitalization area.

Bailey Tire Factory, Challis, Custer County – This commercial property was a lube, car and tire repair shop. It includes a generous pile of discarded tires in the gravel yard. Potential contaminants include petroleum products, metals, and volatile organic compounds. It is one of many potential petroleum sites in the community that stand empty, it stands most prominent on our Mainstreet. Assessment, cleanup and redevelopment would address potential contaminants and make this prominent site in our downtown area available for reuse and infill a central Mainstreet property.

1.b. Revitalization of the Target Area - 1.b.i. Reuse Strategy and Alignment with Revitalization Plans

Brownfield remediation directly aligns with ECIPDA regional redevelopment goals, including infill, downtown revitalization, improved community health, and job creation². The CIBC shared economic development strategy is to *support initiatives that increase our ability to recruit businesses, promote our schools, and provide inviting towns where people want to gather*. Arco, Challis and Salmon serve as their county seat; they are also the only area of commerce for many miles. Creating economic opportunity through business development is a key strategy to support our remote communities. We are committed to fostering smart growth and preserving the unique character of our histories. Redevelopment of just one building in our small downtowns has the ability to spur additional revitalization and reuse.

The Salmon School District has already invested considerable time and resources into the demolition of the old Junior High School. The discovery of more asbestos and a change in the local landfill's ability to accept hazardous waste has made it cost prohibitive to conduct further assessments and remove the structure. However, they are committed to removing this dangerous eyesore that tempts vandals and stands vacant on our school campus. They intend to remove the building and repurpose the lot by either incorporating green space into the campus, or dependent on cleanup costs, to sell the lot and offset the expense of a new school building that will keep students safe and be efficient to operate for generations to come.

In Arco, redevelopment of the Blocks/Blue buildings will remove a ramshackle structure and create space for new business to design their own storefront. Next door to these buildings is a recently renovated site that held a similar history and now hosts apartments on the second floor and a retail storefront. Across the street is a community park and the site of the local farmers market that was an abandoned structure until the City and County joined together in 2005 to have it removed. Butte County and Arco are committed to continuing their investment in a welcoming downtown area, instead of allowing decrepit abandoned buildings to shadow its sidewalks. We hope this will help to create space and interest for health care professionals and businesses to want to relocate to Butte County.

Challis has a population of less than 800 people and is a minimum of a one-hour drive from basic services. Empty lots and vacant repair shops that until recently supported an active mining economy are common on the main drag. Clean up efforts of the Bailey Tire Factory will be a high-profile example of retrofitting existing properties into useful storefronts. The building will remain in place and be repurposed upon completion of lot remediation. Removing blight and potential environmental hazards in the center of town will showcase opportunities for new business.

² The Eastern Idaho Comprehensive Economic Development Strategy, 2014.

1.b.ii. Outcomes and Benefits of Reuse Strategy

Assessment is the first step to advancing our brownfield revitalization plans and will provide a much-needed boost to our business districts and towns. Perhaps even more important is empowering property owners and citizens to actively address the blight that is occurring helping to renew community pride.

Tourism has become a major economic driver in remote western communities. Our region is the gateway to the Frank Church Wilderness, the whitewater of the Salmon River, the newly created Boulder Whitecloud Wilderness, and the Craters of the Moon National Monument. Blighted and abandoned sites in the CIBC region make the area uninviting to tourists and creates a substantial economic loss. Arco is only 20 miles from the visitor center at Craters of the Moon National Monument, but while more than 200,000 people visit the Monument each year³, few stop in Arco along the way. Assessing and redeveloping brownfields sites will create a vibrant, welcoming community, enticing travelers to stop, bringing new revenue into the community.

Large outfitting companies that stopped lodging their seasonal staff and clients in our towns due to lack of amenities would return. Roughly 45 whitewater rafting companies and steelhead fishing guides hold permits on the Main and Middle Fork of the Salmon River. This equates to nearly 15,000 floaters and fishermen a year⁴. Outfitting companies provide a choice to stay on the front end of the trip in our towns, or at the takeout. These companies have stopped staying with us and host their trips on the other side of the Frank. They have told us honestly that we don't offer a hospitable town center for their clients. Brownfields assessment and revitalization would generate revenue for area businesses and increase the return rates of our visitors.

1.c. Strategy for Leveraging Resources - 1.c.i. Resources Needed for Site Reuse

ECIPDA and our coalition members have a proven record of successfully leveraging resources from local, state, and federal partners. Dependent on the results of the assessments, EPA Brownfield Cleanup and Revolving Loan Fund Grants and support from the Idaho Department of Environmental Quality (IDEQ) Brownfields Program may be solicited. Our communities have adopted initiatives consistent with Housing and Urban Development (HUD) livability principles⁵ and are qualified for Idaho Community Development Block Grants (ICDBG). The Idaho Gem Grant is also available to all of our coalition members for planning and implementation of economic development projects⁶.

The formation of the CIBC is a long-standing commitment that will provide us with better access to shared resources and networking. EDIPDA is already involved in these communities and will consolidate travel with other projects. A Resort or Local Option Tax Fund is available for economic growth and city development projects in Lemhi and Butte Counties. The Salmon School District has already initiated some cleanup planning and is committed to contributing funding from their general budget, for the remediation of their property. The City of Arco has committed to assist with the removal of the old downtown buildings by providing in kind support for the use of City equipment. The county run landfills are available to assist in finding appropriate disposal for hazardous materials and we have an amazing pool of community volunteers that always stand up when we need help. We are not afraid to knock on doors, put on gloves and advocate for our towns.

1.c.i.i. Use of Existing Infrastructure

Each of our priority sites represents an opportunity to utilize existing infrastructure and city services. Additional primary right of way infrastructure would not be needed for any of our priority brownfield projects, as we are focusing on assessing in-fill properties within the city area of impact first. Each property is already connected to city power, water and sewer and has access to phone and internet.

³ National Park Service. <https://www.nps.gov/crmo/getinvolved/sustainability.htm>.

⁴ Idaho Outfitters and Guides Association, personal communication. Nov 10, 2019. <https://ioga.org/>.

⁵ Leveraging for Livability, HUD. <https://www.hud.gov/sites/documents/LEVERAGINGFORLIVABILITY.PDF>.

⁶ ID Gem Grant. Department of Commerce. <https://commerce.idaho.gov/communities/community-grants/idaho-gem-grant/>.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need - 2.a.i. The Community's Need for Funding

Our communities do not have the financial means to assess brownfields. We are extremely rural with a total population of 14,509, our largest town is just over 3,000 people and our towns are over 50 miles apart. Only 8% of our region is private land, severely limiting property tax revenue. Demographic data for the CIBC region show marked financial hardship and economic disparity. The **poverty rate** for the towns of Arco, Challis, and Salmon averages **24.2%**, nearly 10% higher than the state (14.5%) and national rates (14.6%). Per capita residents earn 13-38% (\$19,731) less than state and national averages. The **unemployment** rate paints a mutually bleak pattern at **8.7%** compared to state (5.4%) and national (6.6%) rates.⁸

Federal, state and local government employees combine to make up a significant number of the workforce (22%). What does not translate well in this number is how many of these are seasonal and work for only part of the year. Our economy relies heavily on seasonal workers who are laid off during the winter months. Beyond basic services, other employers include the ski industry and river rafting, both seasonal in nature (Table 1).

Table 1 - Demographic Indicators for CIBC Communities, Idaho, and U.S.⁷						
CIBC	Arco	Challis	Salmon	Average	Idaho	U.S.
Population	743	756	3,067		1,657,375	321,004,407
Unemployment Rate (%)	11.7	10.5	4.0 ⁸	8.7	5.4	6.6
Poverty Rate (%)	30.6	18.4	22.3	23.8	14.5	14.6
Poverty Rate 18 and under (%)	57.1	5.3	34.4	32.3	17.8	20.3
Median Household Income (\$)	31,607	32,273	28,571	30,817	50,985	57,652
Per Capita Income (\$)	19,607	19,952	19,636	19,732	25,471	31,177
Median Value of Housing Units (\$)	72,000	102,500	125,200	99,900	176,800	193,500

In 2018, Idaho was the second fastest growing state in the nation, most of this growth is in urban areas. However, Idaho remains a relatively sparsely populated state, averaging 19 people per square mile compared to our region at one person per square mile⁹. Our target area is experiencing a marked outmigration as residents are faced with a shrinking job market and government downsizing. Butte County alone decreased by 9.7% between 2010 and 2018, compared to an increase of 11.9% in Idaho as a whole for the same period¹⁰. Our school populations are dwindling and so are the school buildings themselves as new school levees fail when residents are faced with low wages, higher taxes and limited opportunities.

2.a.ii. Threats to Sensitive Populations - 1. Health or Welfare of Sensitive Populations

Our region is suffering from significant problems that impact our sensitive populations of **low-income families, school age children** and those **65 years old and older** (2019 statewide community assessment). Health, education and financial stability define our deficiencies¹¹. Lack of reasonable wages keeps many of our families financially insecure; nearly 20% of our citizens live below poverty level.

The CIBC area is evolving to an older demographic with between 23.4% and 30.3% of the population in each county 65 or older compared to 15.9% for Idaho.⁷ Retirees, seeking rural lifestyles and lower taxes are very attracted to our area and this brings its own need for extended health care including screening and physical therapy. Extensive travel in the target area is necessary to meet most health care needs. Attracting health care providers, retaining medical resources, and funding transportation are challenging at best. Traveling to receive care in a crisis situation creates a potential hazard in its own right. Winding river roads and winter travel make

⁷ From American Community Survey Selected Economic Characteristics data profile, American FactFinder, 2013-2017.

⁸ Does not reflect seasonal workforce.

⁹ East ID Community Needs. <https://eiph.idaho.gov/Reports/Community%20Needs%20Assessment/CNA%20FINAL%202011-04-19.pdf>

¹⁰ U of I Extension. Indicators Idaho. <http://indicatorsidaho.org/DrawRegion.aspx?RegionID=16023andIndicatorID=1>

¹¹ East ID Community Needs Assessment.

it challenging to see a doctor out of town. Conversely it can be hard to bring these services in and we have faced more than one month when the MRI travel trailer could not make it due to winter conditions. In emergencies, Arco and Challis clinics provide patient stabilization and then patients are transported, dependent on need to Salmon (132 miles), Idaho Falls (70 miles) or Boise (190 miles) for care.¹² Life flight and ambulance costs are expensive decisions for low income families.

Our youth likewise struggle with poverty levels for children under 18 consistently high throughout our region (18.6-25.8%)¹³. Our region supports the lowest child immunization rate for students entering the 7th grade. The suicide rate is urgently high, particularly in our youth¹⁴. We struggle to respond to mental and behavioral health challenges with 74% of our citizens and children lacking access to mental care¹⁵. The welfare of our youth is also impacted by the lack of school funding. Idaho's per student funding is the second lowest in the US. Idaho uses voter-approved levies for supplemental school needs. Our property tax base is reduced to 8% due to our vast public lands. Each year, supplemental levies are passed to keep our schools open. However, our school districts struggle to make ends meet, fill specialized administrative positions and attract new teachers. Facilities budgets are markedly low in order to prioritize the needs of our students.

Assessing and demolishing the old Junior High School will remove an eyesore, reduce risks to our youth, and allow the school to use its small financial resources for things other than assessment. It will also help to attract young teachers and health care providers with families. It is hard to attract and retain families without good schools where their children feel safe.

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Cancer is the leading cause of death in Idaho. The rate of invasive cancer in our target area is incredibly high with rates reaching nearly twice the state level (Butte-651, Custer-710, Lemhi-836, State-485¹⁴). Environmental hazards are cited as a primary cause of these high rates of occurrence¹⁵. Air quality and particulate matter has long been a concern in our region, especially in Lemhi County. Our air quality is consistently impacted by intense smoke from regional wildfires in the summer and smoke from residential wood heat in the winter. The Salmon airshed, in Lemhi County has violated the daily federal health standard for fine particulate matter since 2011. ¹⁶Air pollution impacts public health, particularly children, and older adults. Lung cancer rates in the elderly and asthma and respiratory ailments in our youth are high¹⁶. Wood heat however is the cheapest option for our residents. Our area is also noted for naturally high levels of arsenic and heavy metals in historic mining districts. These contaminants are easily tracked by vehicle and transported by our streams.

Many of our old service stations are subject to petroleum releases that contain high levels of benzene, a known carcinogen, and other unknown substances such as antifreeze and oil.¹⁷ Assessment of Bailey Tire will be an important and demonstrable first step to remediation in downtown Challis, reducing potential exposures to benzene. Abandoned buildings pose a high threat of exposure to lead, asbestos and other hazards. The Salmon Junior High School currently has a 6-foot-high chain link fence around it, but the District struggles to keep trespassers at bay. Asbestos is known to cause mesothelioma, and lung cancer, yet it stands directly next to the Elementary School exposing kids to temptation and risk. The Block/Blue building in downtown Arco has a similar fate of curious trespassers and risk of exposure. Brownfields assessment and redevelopment will allow us to remove unnecessary threats to human health.

3. Economically Impoverished/Disproportionately Impacted Populations

Cancer can be attributed to many factors; in Idaho it is directly linked to socioeconomic status¹⁶. Access to

¹³ East ID Community Needs Assessment.

¹⁴Crude rate of invasive cancer per 100,000 persons. County Cancer Profile 2012-2016, Cancer Data Registry of Idaho.

¹⁵ Idaho Comprehensive Cancer Strategic Plan 2016-2020. <https://www.idcancer.org/statisticaldata>.

¹⁶ IDEQ. <https://www.deq.idaho.gov/regional-offices-issues/idaho-falls/air-quality-salmon/>

¹⁷ <https://www.cancer.org/cancer/cancer-causes/benzene.html>

care and screening are cited as primary factors in early cancer detection. Inability to see a doctor due to cost and accessibility is common for our remote target area. Patients who need specialized care including geriatric, mental health and chronic disease are often unable to receive timely treatment. Environmental justice issues are clear in our communities as we were affected by the nuclear testing in the 1950s in New Mexico. Radioactive fallout blanketed our communities and residual affects are still seen today with the health of our older population.

In 2002, the citizens of Lemhi County passed a bond to support a new hospital. This bond combined with a \$3 million grant from the Steele-Reese Foundation made construction of a new hospital a reality. Steele Memorial is the closest and largest health facility in our target area. Sadly however, we are still recognized as a federally designated health professional shortage area.¹⁸ Our communities face a serious challenge in attracting and retaining qualified health care providers. This compounds the burden for people with special health needs. Attracting professionals to our community has become an insurmountable problem. Assessing brownfields sites will make our downtowns more attractive and provide space for new health care providers to come to our communities.

2.b. Community Engagement - 2.b.i-ii. - Project Partners and Partner Roles

Engagement with local partners is essential for the successful planning and implementation of this project. Our communities are small and limited in resources, but we have a powerful tradition of support. Volunteerism is high in our communities and we often rely on each other to share resources.

Partner Name	Point of Contact	Specific Role in Project
City of Arco	Tara Wilson, City Clerk 208-527-8294, cityarco@atcnet.net	Local knowledge of the history of priority sites and landowners as well as infrastructure conditions, and environmental issues. Community outreach and education support. Assistance with redevelopment planning and implementation, including permitting support. In-Kind donation of city resources as available, such as heavy equipment, permitting fees, signage and notice posting. Site access.
City of Challis	City Clerk & Assessor 208-879-2386	
City of Salmon	Jim Baker, City Council 208-756-3214	
Lost Rivers Chamber of Commerce	Kelsey Francey, President 208-527-3060 lostriverschamber@gmail.com	Support in community education including local business outreach. Advocacy to tourist industry including outfitters and guides and communication of project outcomes. Media support and outreach to garner support. Liaison with Idaho National Laboratories and federal land agencies human resource departments.
Salmon Chamber of Commerce	Jo Schroeder 208-742-1800 salmonidahochamber@gmail.com	
Custer County	County Commissioner Steve Smith cccomsmith@gmail.com	Advocacy to business interests. In kind support of resources such as landfill waiver and permits as available. Identification of brownfield properties. Site Access.
Steele Memorial Hospital	Stephanie Orr, 208-756-5682 stephanie.orr@steelemed.org	Advocacy for project and media support that targets potential health care professional recruitment.
Salmon School District	Chris Born, Superintendent 208-756-4271 Chris.born@salmon2019.org	Provide background information and site data for Junior High School. Provide site access. Assist in clean up planning and public outreach. Provide meeting space for public outreach. In kind staff time.

b.ii. Incorporating Community Input

ECIPDA is recognized by the Idaho Department of Commerce as the local economic development authority for East Idaho, Region IV¹⁹. Our district works hard to facilitate regional cooperation, support comprehensive development strategies, leverage resources, and develop investment in our communities. ECIPDA works closely

¹⁸ Health Resources and Services Administration, <https://data.hrsa.gov/tools/shortage-area/hpsa-find>.

¹⁹ Idaho Department of Commerce. <https://commerce.idaho.gov/communities/economic-development-districts-idaho/>.

with our CIBC local economic development entities to meet these goals. All of our coalition members rely on a Board of Directors who live in our towns and have worked with our communities for many years. With the support of our Boards, we will complete a community outreach plan as part of this project. We will conduct community planning meetings and work with our local Chamber of Commerce and County leaders to garner support and educate. This will benefit not only this project but will help our communities to update or reinvigorate our long-term economic development strategies. We will use the internet, newspapers, and local partners to effectively communicate, host and advertise meetings. Meetings will accommodate hearing and sight concerns as well as use ADA accessible facilities as needed.

To ensure that each county is effectively engaged, our Community Outreach Plan will include at least one public meeting in each of Salmon, Challis and Arco (County Seats). We will also meet with planning and zoning, and city officials to discuss development goals for brownfields sites in each city.

3. TASK DESCRIPTIONS, COST ESTIMATES, and MEASURING PROGRESS

3.a. Description of Tasks and Activities

3.a.i. – 3.a.iv. Table 3. Project Implementation, Lead, Schedule and Output
Task 1. Project Management - Lead: ECIPDA
<p>Upon award, our ECIPDA Brownfields Coordinator will oversee our Project. Tasks will include:</p> <ul style="list-style-type: none"> • Oversight of Cooperative Agreement with EPA • Grant Administration, including quarterly reports and data entry in to ACRES • Coordinate site access agreements. • Complete site eligibility questionnaires. • Coordinate regular meetings, communication and project schedule with Coalition Members • Project Initiation and Coordination with key partners, IDEQ, landowners, and community leaders • Issue RFP and select Qualified Environmental Professional (QEP) • QEP oversight and contract management • Coordinate assessments, a minimum of two in each County, including priority sites. • Attend National Brownfields Conference for two people.
Schedule: <i>From fully executed Cooperative Agreement:</i> Project Initiation Meetings-1 month; QEP procurement and Contract w/in 4 months. All other tasks throughout 3 yr grant period
Output: EPA Cooperative Agreement; RFP; Contract with QEP, 12 quarterly reports, 1 final status report
Task 2. Community Outreach - Lead: ECIPDA & County Economic Development Directors
<ul style="list-style-type: none"> • Create Community Involvement Plan for Target Area. • Community notices, fliers, and brochures; ECIPDA assist in website/social media. • Public (3) and partner meetings. • Consult and plan with locally affected property owners. • Fact sheets for brownfields program and priority sites (4-5 fact sheets). • Brownfield education campaign: KSRA Radio, articles in (4) local papers, farmers markets. • Project Summary for community involvement including volunteer hours and contributions of partners. • Update brownfields inventory as we meet with project partners and conduct community outreach.
Schedule: Community Involvement Plans within 2 months of cooperative agreement; Outreach throughout Project; Brownfields inventory updates throughout project.
Output: 1 Community Involvement Plan; 3 public meetings; partner meetings; updated Brownfields site inventory; 4-5 fact sheets.
Task 3. Site Assessment - Lead: ECIPDA
<ul style="list-style-type: none"> • Develop Quality Assurance Project Plans (QAPP). • ASTM-compliant Phase I Environmental Site Assessments (ESAs) (3 haz sub, 3 petroleum) conducted to identify Recognized Environmental Conditions (RECs) and other environmental concerns.

<ul style="list-style-type: none"> • Prepare Sampling and Analysis Plans (SAPs), health and safety plans and ASTM-compliant Phase II ESAs (2 petroleum, 4 haz sub [2 building materials assessments, 2 assessments for other contaminants])
Schedule: QAPP complete w/in 3 months of hiring QEP. Phase I ESAs within the first 2 years; Phase II ESAs within 2.5 years including all ESA reporting
Output: 6 Phase I ESAs; 8 SAPs, 8 Health and Safety Plans, and 8 Phase II ESA reports
Task 4. Planning for Cleanup and Reuse/Redevelopment – Lead: ECIPDA
<ul style="list-style-type: none"> • QEP development of Analysis of Brownfields Alternatives (ABCAs) for 3 sites. • Design charrette workshop in Arco.
Schedule: To be completed during years 2 and 3 of the grant period.
Output: 3 ABCAs, 1 document from design charette

3.b. Cost Estimates and Outputs

Budget Categories		Project Tasks				
(programmatic costs only)		Program Management	Community Outreach	Site Assessment	Planning	Total
Personnel	HS	\$15,085	\$7,000	\$0	\$1,050	\$23,135
	Pet	\$15,085	\$7,000	\$0	\$1,050	\$23,135
Fringe Benefits*	HS	\$5,280	\$2,450	\$0	\$330	\$8,060
	Pet	\$5,280	\$2,450	\$0	\$330	\$8,060
Travel	HS	\$2,350	\$1,200	\$0	\$760	\$4,310
	Pet	\$2,350	\$1,200	\$0	\$760	\$4,310
Supplies	HS	\$300	\$500	\$0	\$500	\$1,300
	Pet	\$300	\$500	\$0	\$500	\$1,300
Contractual	HS	\$0	\$0	\$145,390	\$8,500	\$153,890
	Pet	\$0	\$0	\$114,000	\$8,500	\$122,500
Total	HS	\$23,015	\$11,150	\$145,390	\$11,140	\$190,695
Total	Pet	\$23,015	\$11,150	\$114,000	\$11,140	\$159,305
Total Costs	---	\$46,030	\$22,300	\$259,390	\$22,280	\$350,000
HS = Hazardous Substance; Pet = Petroleum; All fringe rates calculated at 35%.						

Task 1, Program Management	HS	Pet
Personnel: * \$35/hour	431 hrs = \$15,085	431 hrs = \$8,400
Supplies: Meeting supplies, printing, handouts, advertising	= \$ 300	= \$300
Travel**: National brownfields conference for 2 people: Airfare (\$1,200), lodging (\$1,000), per diem; Planning meeting in Challis, ECIPDA one-night stay Travel within target area (\$0.58 per mile).	= \$2,350	= \$2,350
Task 2, Community Outreach	HS	Pet
Personnel: * \$35/hour	200 hrs = \$5,600	200 hrs = \$5,600
Travel**: Lodging, per diem – 1 trip each county	= \$1,200	= \$1,200
Supplies: Meeting supplies, printing, handouts, advertising	= \$500	= \$500
Task 3, Site Assessment	HS	Pet

Contractual:	QAPP	= \$2,000	= \$2,000
	Phase I ESA @ \$3,500	3 ESAs = \$10,500	3 ESAs = \$10,500
Phase II ESA (HS = 3 @ \$13,000, 4 @ \$26,098; 2 Pet @ \$57,000) Costs include SAPs, Health & Safety Plans, Final Reporting		6 ESAs = \$145,390	2 ESAs = \$114,000
Task 4, Cleanup and Reuse Planning	HS		Pet
Personnel: * \$35/hour	30 hrs = \$1,050		30 hrs = \$1,050
Travel**: Lodging, per diem – 1 trip to each county	= \$1,000		= \$1,000
Supplies: Meeting supplies, printing, handouts	= \$500		= \$500
Contractual: 3 ABCA @ \$3,000; 1 Design Charette @ \$8,000	= \$8,500		= \$8,500

*\$35/hour – with 4 entities with varying rates, we estimated the hourly and fringe benefit rates)

**Travel costs may appear elevated but due to the ruralness of the area, airfare is costly and long-distance travel is required for travel within the 11,740 square mile target area.

3.c. Measuring Environmental Results

Each quarter completed deliverables and outputs will be reported in ACRES and in quarterly reports. Our project success and potential obstacles will be documented in our project file retained by ECIPDA that will include additional results and benefits of the project, such as photo records and data from individual properties, measurable environmental risk reduction potential; increased opportunity for private property including increased property values and, redevelopment potential; in kind donation of time and resources and an ongoing Brownfields Inventory. We will work with our EPA project officer to overcome obstacles as needed.

4. PROGRAMMATIC CAPABILITY and PAST PERFORMANCE

4.a. Programmatic Capability - 4.a.i. Organizational Structure and 4.a.ii. Description of Key Staff

ECIPDA is fully qualified to manage a brownfields assessment grant. ECIPDA is the economic development authority that serves Eastern Idaho by providing small business loans, workforce development programs, and project financing and administration services. We also operate business development centers that provide office space to new businesses as well as businesses that are relocating to Eastern Idaho. Created in 1976, ECIPDA has managed hundreds of grants over that time from the US Economic Development Administration, EPA, Idaho Department of Commerce, and US HUD Community Development Block Funding. ECIPDA is teaming with Butte, Custer, and Lemhi counties as a Coalition to complete brownfields assessment and redevelopment in each County. These members have an established relationship and have worked together successfully on projects such as the Salmon Wastewater Project (ICDBG²⁰ \$500,000; DEQ Loan \$3,500,00), the Challis Wastewater Project (ICDBG \$500,000) and City Park (ICDBG \$150,000). ECIPDA will be responsible for managing the project including technical, administrative, and financial aspects of the grant. Our three local economic development directors will assist with the brownfields site selection, community outreach, landowner contacts and redevelopment planning for each of their Counties.

The ECIPDA Brownfields Team consists of Rick Miller and Pauline Johnson. Rick Miller, ECIPDA's Planner and Project Manager, has been with ECIPDA since 2009. He is responsible for development and administration of federally funded projects including public infrastructure, economic development, downtown revitalization, and planning. He is well versed in collaboration and community engagement and his experience includes organizing public meetings, managing seminars, and presenting at public hearings. He has administered many contracts including feasibility planning studies, municipal bonding, environmental assessments, and capital construction. His ability to build and maintain strong relationships with key partners is evidenced by the multiple successful projects completed under his tenure.

Our Coalition will rely on ECIPDA accounting functions and preparation of financial reports consistent with Generally Accepted Accounting Principles (GAAP) and fund-based accounting for non-profits. Pauline Johnson has been with ECIPDA since 2017 and will be the fiscal administrator for the grant. As ECIPDA Project Administrator, she is fiscally responsible for economic development projects funded with local, state or federal

²⁰ Idaho Community Development Block Grants

grants and/or loans. She has a BS in Accounting and Business from Idaho State University. Most recently she has been working in a financial capacity to support to the urban renewal districts ECIPDA serves.

Lemhi and Custer County Economic Development Associations and Butte County Economic Development retain an Executive Director (ED) to lead their organizations. Upon successful award, the CIBC will meet to finalize a Memorandum of Understanding, create a Community Involvement Plan, and discuss the detailed project timeline. The County EDs will be responsible for direct outreach to their communities, expanding the site inventories, and coordinating with ECIPDA for public meetings. ECIPDA will be responsible for grant administration. The CIBC will jointly select the QEP based on competitive criteria and request for proposals.

4.a.iii Acquiring Additional Resources

ECIPDA has a staff of 6 people it can pull from at any time for additional assistance. All staff have the experience and qualifications to step in as necessary. Environmental expertise will be contracted with a Qualified Environmental Professional to conduct Phase I and Phase II assessments, prepare cleanup plans and assist with public outreach. All contracts for this program will be completed and consistent with competitive Procurement Standards in 40 CFR Parts 30 and 31.

4.b. Past Performance and Accomplishments - 4.b.i.i.(1)Has not Received an EPA Brownfields Grant but has Received other Federal or Non-Federal Assistance Agreements

ECIPDA is well-qualified to administer and coordinate a Brownfields grant, as proven by our management of \$28,600,000 in grants over the last 5 years. These funds benefitted the over 20 communities in east Idaho and include funding from Economic Development Administration, Community Block Grant Development Program, Idaho Department of Transportation, USDA Rural Development (RD), and IDEQ. Specific outputs of these projects include successful improvements to water treatment facilities in 8 cities with support from DEQ; improvement to public water systems in 4 communities with ICDBG support; downtown revitalization in 5 communities including the establishment of Teton Business Center (ITD Grant), Clark County Community Center (RD Grant) and Rigby Downtown Phase I and II (ICDBG). ECIPDA assisted all of these communities to successfully complete these projects by providing grant writing, grant administration, contracting oversight, and public outreach support.

Recent projects (most similar to a brownfields assessment grant) successfully administered by ECIPDA include;

- Elk Bend Sewer District Project, Lemhi County: Started 2013 and closed in 2019 - \$1,866,725. Funded through ICDBG, a USDA RD grant and loan, the US Corps of Engineers (USCOE) and IDEQ.
- City of Teton Water System Improvement, Teton County: Started 2012 and closed in 2019 - \$2,152,000. Funded through ICDBG, USDA-RD grant and loan, USCOE, local cash.
- Teton Business and Education Center, Teton County: Started 2014 and closed in 2019 - \$4,206,795. Funded through ICDBG, Economic Development Agency Grant, Idaho Transportation Department FTA-Grant, Idaho Gem Grant, local cash 2014 2019.

4.b.i.i.(2) Compliance with Grant Requirements

ECIPDA follows all guidelines and strives to meet deadlines for all of its grants. We met all requirements for the Elk Ben, City of Teton, and Teton and Business Education Center projects. All project reports were submitted on time and outputs and outcomes were tracked. All were completed successfully and according to terms and conditions of the funding source.

ATTACHMENT A
THRESHOLD CRITERIA

Threshold Criteria

Applicant Eligibility

East Central Idaho Planning & Development Association (ECIPDA) is an eligible entity to apply for an assessment grant. ECIPDA is a non-profit 501(c)4 and meets the definition of a non-profit as described in 2 CFR § 200.70. The three coalition partners are also eligible entities.

- Butte County: County government and no verification needed.
- Custer County Economic Development Association: 501(c)3
- Lemhi County Economic Development Association: 501(c)3

Documentation of Applicant Eligibility

Documentation of Applicant Eligibility is attached.

Letters of Commitment

Letters of Commitment from each coalition member are attached.

Community Involvement

Community involvement will be critical to the success of our brownfields program, and a community involvement plan will be completed within 3 months of execution of a cooperative agreement with EPA. ECIPDA is recognized by the Idaho Department of Commerce as the local economic development authority for East Idaho, Region IV. Our district works hard to facilitate regional cooperation, support comprehensive development strategies, leverage resources, and develop investment in our communities. ECIPDA works closely with our coalition partners to meet these goals. All of our coalition members rely on a Board of Directors who live in our towns and have worked with our communities for many years. We will conduct community at least one public meeting in each County seat where our priority sites are located. We will also create a general brownfields program fact sheet/brochure. We will use the internet, newspapers, and local partners to effectively communicate, host and advertise meetings. Meetings will accommodate hearing and sight concerns as well as use ADA accessible facilities as needed.

Expenditure of Assessment Grant Funds

ECIPDA does not have an active assessment grant. No coalition members have an active assessment grant.

EAST CENTRAL IDAHO PLANNING AND DEVELOPMENT ASSOCIATION NON-PROFIT ORGANIZATION STATUS

- 501(c)4 Documentation

Please note that ECIPDA responded to the IRSs concerns from the 1985 attached document which is confirmed in the 1989 attached document.

- Email from EPA regarding applicant eligibility as a non-profit organization
- Article of Incorporation

Internal Revenue Service

Department of the Treasury

RECEIVED

DEC 02 1985

District
Director

915 Second Ave., Seattle, Wash. 98174

E. C. I. P. D. A.

▶ East Central Idaho Planning
and Development Association
12 North Center
Rexburg, ID 83440

Person to Contact:
EO Desk Officer
Telephone Number:
(206) 442-5106
Refer Reply to:
EP/EO:EO-2:EODO
Date:

NOV 29 1985

Dear Sir or Madam:

We have completed the review of your activities and examination of Form 990 for the period ending September 30, 1983. No change to your exempt status is necessary and accordingly, the return is being accepted as filed.

However, as a result of the examination, we have noted one or more areas of noncompliance that should be brought to your attention.

You are exempt under section 501(c)(4) of the Internal Revenue Code. This should be noted on your return.

Our examination disclosed that your organization failed to furnish the names and addresses of all your officers, directors, and trustees and the compensation paid to each of them as required by section 1.6033-2(a)(2)(ii)(g) of the Income Tax Regulations. This information must be provided with your Form 990 in future years.

Section 1.6033-2(a) of the Income Tax Regulations states, in part, as follows:

"(2)(ii) The information generally required to be furnished by an organization exempt under section 501(a) is:

(g) The names and addresses of all officers, directors, or trustees, . . . of the organization . . ."

Thank you for your cooperation.

Sincerely yours,


Michael J. Quinn
District Director

DOCNO:07900:css

Internal Revenue Service
District Director

Department of the Treasury

P.O. Box 2350, Los Angeles, CA 90053

Date: MAR 17 1989

East Central Idaho Planning
and Development Association
12 North Center
Rexburg, Idaho 83440

In Reply Refer to:
EP/EO:EO-3
Form Number:
990
Period(s) Ended:
September 30, 1987

Dear Sir or Madam:

We are pleased to tell you that as a result of our examination for the above periods we will continue to recognize your organization as tax-exempt.

We have indicated below whether there is a change in your liability for the unrelated business income tax as provided by sections 511 through 515 of the Internal Revenue Code.

There is no change.

Thank you for your cooperation.

Sincerely yours,



District Director

Kelly Schmitt

From: Griffith, Terri <Griffith.Terri@epa.gov>
Sent: Monday, November 25, 2019 5:58 PM
To: Kelly Schmitt
Cc: Morales, Susan; Rick Miller
Subject: RE: Brownfields Grant Applicant Eligibility - ECIPDA

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kelly – thanks for the follow-up email. Last week was busy with travel for both Susan and me so we appreciate your patience.

I spoke with Susan and we believe that based on your statement below that East-Central Idaho Planning & Development Association meets the definition of a non-profit as described in 2 CFR § 200.70 and it is recognized by the State of Idaho as a nonprofit, the organization should be eligible for an assessment or cleanup grant.

Please let us know if you have additional questions. Thanks and we look forward to receiving the ECIPDA grant application.

Kind regards, Terri

TERRI GRIFFITH | BROWNFIELD PROJECT MANAGER

BROWNFIELDS & LAND REVITALIZATION | LAND, CHEMICALS, & REDEVELOPMENT DIVISION

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY | REGION 10

1200 SIXTH AVE SUITE 155 (MAILSTOP 13-J07)

SEATTLE, WA 98101

P: (206) 553-8511 | F: (206) 553-8581

EMAIL: GRIFFITH.TERRI@EPA.GOV

[HTTPS://WWW.EPA.GOV/BROWNFIELDS/BROWNFIELDS-AND-LAND-REVITALIZATION-WASHINGTON-IDAHO-OREGON-AND-ALASKA](https://www.epa.gov/brownfields/brownfields-and-land-revitalization-washington-idaho-oregon-and-alaska)



From: Kelly Schmitt <kschmitt@newfields.com>
Sent: Thursday, November 21, 2019 4:58 PM
To: Morales, Susan <Morales.Susan@epa.gov>; Griffith, Terri <Griffith.Terri@epa.gov>
Cc: Rick Miller <Rick.Miller@ecipda.net>
Subject: RE: Brownfields Grant Applicant Eligibility

Hi Susan and Terri

I am just checking to see if you need any additional information from the East-Central Idaho Planning & Development Association in order to make an eligibility determination.

Thank you!
Kelly

Kelly Schmitt
Brownfields Specialist
Mobile: (414) 828-6863



From: Kelly Schmitt
Sent: Monday, November 18, 2019 4:19 PM
To: 'Morales, Susan' <Morales.Susan@epa.gov>
Cc: Griffith, Terri <Griffith.Terri@epa.gov>
Subject: RE: Brownfields Grant Applicant Eligibility

Susan thank you for such a quick response! Appreciate it.

I verified with the East-Central Idaho Planning & Development Association, and yes they meet the definition of a non-profit as described in 2 CFR § 200.70. And yes they are recognized by the State of Idaho as a nonprofit.

Thank you again!
Kelly

From: Morales, Susan <Morales.Susan@epa.gov>
Sent: Monday, November 18, 2019 3:09 PM
To: Kelly Schmitt <kschmitt@newfields.com>
Cc: Griffith, Terri <Griffith.Terri@epa.gov>
Subject: RE: Brownfields Grant Applicant Eligibility

Hello Kelly,
I'm glad that you emailed me. Terri is on travel but will be checking messages. I've included her in this response because our schedules are filled and may require us to tag team questions.

The definition we rely on is below.

2 CFR § 200.70 Nonprofit organization.

Nonprofit organization means any corporation, trust, association, cooperative, or other organization, not including Institutions of Higher Education, that:

- (a) Is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest;
- (b) Is not organized primarily for profit; and
- (c) Uses net proceeds to maintain, improve, or expand the operations of the organization.

A 501(c)(4) may qualify if it meets the definition. As added clarification – would you confirm that that the organization meets the nonprofit characteristics as noted above? Also is ECIPDA is recognized as a nonprofit by the State of Idaho? It would seem so based on the Articles of Incorporation.

If you could provide responses to those questions, that will help us in responding.

Thank you

SUSAN MORALES | BROWNFIELD COORDINATOR

LAND, CHEMICALS, & REDEVELOPMENT DIVISION | U.S. ENVIRONMENTAL PROTECTION AGENCY | REGION 10

1200 SIXTH AVE. SUITE 155 (13-J07)

SEATTLE, WA 98101-3114

P: (206) 553-7299 | F: (206) 553-8628

MORALES.SUSAN@EPA.GOV | [HTTP://YOSEMITE.EPA.GOV/R10/CLEANUP.NSF/SITES/BF](http://YOSEMITE.EPA.GOV/R10/CLEANUP.NSF/SITES/BF)

From: Kelly Schmitt <kschmitt@newfields.com>

Sent: Monday, November 18, 2019 10:28 AM

To: Morales, Susan <Morales.Susan@epa.gov>

Subject: FW: Brownfields Grant Applicant Eligibility

Hi Susan

I emailed Terri this morning because she is listed as the main contact in the brownfields assessment grant guidelines. It appears she is out of the office this week and I know you are heavily involved in these grants. Would you be able to help us with our request below? Or is Terri the only person that can help make an eligibility determination?

I very much appreciate your input. Thank you!

Kelly Schmitt

Kelly Schmitt

Brownfields Specialist

Mobile: (414) 828-6863



From: Kelly Schmitt

Sent: Monday, November 18, 2019 11:10 AM

To: 'griffith.terri@epa.gov' <griffith.terri@epa.gov>

Cc: 'Rick Miller' <Rick.Miller@ecipda.net>; Michelle Tucker <mtucker@newfields.com>

Subject: Brownfields Grant Applicant Eligibility

Hi Terri

I am helping the East-Central Idaho Planning & Development Association (ECIPDA) submit an assessment grant application for a coalition that includes ECIPDA and three counties. We recently realized that ECIPDA is a 501(c)4 and want to confirm they are still an eligible applicant prior to application submittal. ECIPDA is the lead applicant because they have the most experience managing a grant of this size. They have received multiple

grants through HUD CDBG, USDA-RD and EDA. We believe they qualify as a “Regional Council or group of General Purpose Units of Local Governments.” Attached are the articles of incorporation.

Could you please confirm for us that they are (or are not) an eligible entity? I apologize that this is coming in only a few weeks from the grant deadline. And if I should direct this request to someone else, please let me know.

Sincerely,
Kelly Schmitt

Kelly Schmitt
Brownfields Specialist
Mobile: (414) 828-6863



Please note that this message and any attachments may be protected by federal and/or state privacy laws and might also contain information that is privileged, confidential, and/or subject to attorney/client, attorney work product, or other similar protections. If you suspect that you are not the intended recipient of this message, please be so kind as to reply and let me know of my error and then delete the message and any attachments, without further dissemination, copying, or distribution. **Thank you.**

Please note that this message and any attachments may be protected by federal and/or state privacy laws and might also contain information that is privileged, confidential, and/or subject to attorney/client, attorney work product, or other similar protections. If you suspect that you are not the intended recipient of this message, please be so kind as to reply and let me know of my error and then delete the message and any attachments, without further dissemination, copying, or distribution. **Thank you.**

ARTICLES OF INCORPORATION

OF

EAST-CENTRAL IDAHO PLANNING AND DEVELOPMENT ASSOCIATION, INC.

KNOWN ALL MEN BY THESE PRESENT:

That we, the undersigned, citizens of the United States and residents of the State of Idaho, do hereby associate ourselves together to form a nonprofit organization, and in order to form a corporation for the purposes hereinafter stated under and pursuant to the provisions of Chapter 10 of Article 30, Idaho Code, and amendments hereafter made thereto and the laws of the State of Idaho relating to the organization of corporations where pecuniary profit is not the object, and we do hereby certify and declare as follows:

I.

NAME

The name of this corporation is EAST-CENTRAL IDAHO PLANNING AND DEVELOPMENT ASSOCIATION, INC.

II.

PLACE OF BUSINESS

The principal place of business and post office address of this corporation shall be Rexburg, Madison County, Idaho. The corporation may have such other places of business as the directors shall henceafter determine.

III.

DURATION

The duration of the corporation shall be perpetual.

IV.

PURPOSES

This corporation is not organized for pecuniary profit nor shall it have any power to issue any capital stock, and no part of its earnings shall inure to any member, director or individual. The purposes and objects for which this corporation is formed are as follows: To analyze, plan for and seek means of implementing the adopted plans related to physical and natural resources, economic and social concerns of the member counties, the State of Idaho, and the region as a whole. To improve the economic stability of said areas; to seek, accept and assist in the placement of new industries of the region; to cooperate with all levels of government, local, state, and federal, and with all interested private individuals and legal entities in the furthering of all such purposes; to accept and use any federal or state aid funds available and any private funds which may be available to the corporation for its uses and purpose; to make all necessary studies and surveys, to borrow money, to buy, sell, hold, acquire, own, mortgage, hypothecate, transfer, lease, exchange, trade, or otherwise to acquire or dispose of real and personal property; to exercise those powers commonly exercised by natural persons and to do all acts or things useful or incidental to the purposes for which this corporation is constituted.

V.

and until their successors upon said Association shall have been duly appointed and qualified. Membership in the corporation shall not entitle a person to any interest whatsoever in the assets of the corporation but only to participate in the management of the affairs of the corporation, in meeting of the members regularly called and held within the period covered by such membership. The members assessment shall be specified in the bylaws of the corporation. Member's rights and interest shall be equal.

VI.

BOARD OF DIRECTORS

The number of directors of the corporation shall not be less than five (5), nor more than forty-two (42) and shall, as near as possible, be constituted of 2/3 elected officials and 1/3 non-elected officials, based upon the total membership composition. At first meeting following incorporation a board of directors will be chosen in accordance with the provisions of the bylaws of the Association and the laws of the State of Idaho, in such cases made and provided.

The names and post office addresses of each of the incorporators of said corporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Art Detrick	Idaho Falls, Idaho
Harold Bell	Darlington, Idaho
J. Albert Laird	Dubois, Idaho
Glen Scott	Roberts, Idaho
Robert K. Smellie	Tetonia, Idaho
James Siddoway	Teton, Idaho
John Porter	Rexburg, Idaho
Kenneth West	Mackay, Idaho
Jack Weigand	Leadore, Idaho

IN WITNESS WHEREOF, we have hereunto set our hands this 9th day of December, 1975.

James Siddoway
Art Detrick
John C. Porter
J. Albert Laird
Glen C. Scott
Robert K. Smellie
Kenneth West
Harold W. Bell
Jack Weigand

STATE OF IDAHO

) ss.

County of Madison)

ON THIS 9th day of December, 1975, before me, the undersigned a Notary Public in and for said State, personally appeared known to me to be the persons whose names are subscribed to the within and foregoing instrument and acknowledge to me that they executed the same.

and affixed my official



CERTIFICATE OF INCORPORATION

I, PETE T. CENARRUSA, Secretary of State of the State of Idaho, and legal custodian of the corporation records of the State of Idaho, do hereby certify that the original of the articles of incorporation of

*EAST-CENTRAL IDAHO PLANNING AND DEVELOPMENT ASSOCIATION,
INC.*

was filed in the office of the Secretary of State on the *fifteenth* day
of *December* A. D. One Thousand Nine Hundred *seventy-five* and
^{to be}
is/du^{ly} recorded on ~~FILE NO.~~ *microfilm* of Record of Domestic Corporations, of the State
of Idaho, and that the said articles contain the statement of facts required by Section 30-103 and
Sections 30-1001 to 30-1005, inclusive, Idaho Code.

I FURTHER CERTIFY, That the persons executing the articles and their associates and
successors are hereby constituted a corporation, by the name hereinbefore stated, for
Perpetual Existence from the date hereof, with its registered office in this State located at
Rexburg, Idaho in the County of *Madison*
and as such are subject to the rights, privileges and limitations granted to Non-Profit Coopera-
tive Associations as provided in Chapter 10, Title 30, Idaho Code.

IN TESTIMONY WHEREOF, I have hereunto
set my hand and affixed the Great Seal of the
State. Done at Boise City, the Capital of Idaho,
this *15th* day of *December*

A.D. 19 *75*

No. 52533

**Articles of Incorporation
of**

**EAST-CENTRAL IDAHO PLANNING
AND DEVELOPMENT ASSOCIATION,
INC.**

Place of business Rexburg, Idaho
Existence Perpetual
Capital Stock Ch 10 T30

**STATE OF IDAHO
Department of State
Boise, Idaho**

Approved, filed and admitted to the
records of articles of Incorporation
of the State of Idaho and certificate
issued this 15th
day of December 19 75
at 9:00 o'clock A. M.

FEES PAID

Filing	\$ <u>15.00</u>
Recording	<u>.80</u>
Cert. Copy	<u> </u>
Certificate	<u> </u>
License Tax	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

TOTAL \$ 15.80

COALITION MEMBER ELIGIBILITY

- Eligibility
 - Custer County Economic Development Association Inc. 501(c)3 documentation
 - Lemhi County Economic Development Association Inc. 501(c)3 documentation
 - Butte County Economic Development Letter Confirmation Letter of County Status



November 4, 2019

Clerk of the District Court

Ex-Officio Auditor and Recorder

BUTTE COUNTY

P.O. Box 737 - Arco, Idaho 83213

Butte County Clerk

PO Box 737

Arco, ID 83231

To Whom It May Concern:

This letter is to verify that the office of Butte County Economic Development is a department of Butte County Idaho.

Sincerely,

Shelly Blackner

Shelly Blackner

Butte County Clerk

P.O. Box 737

Arco, ID 83213

208-527-3021



Ph: (208) 527-3021 • Fax: (208) 527-3295 • Email: butteclerk@atcnet.net



INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

JAN 11 2008

CUSTER COUNTY ECONOMIC
DEVELOPMENT ASSOCIATION INC
PO BOX 758
CHALLIS, ID 83226

Employer Identification Number:

(b) (6)

DLN:

17053342743017

Contact Person:

FAITH E CUMMINS

ID# (b) (6)

Contact Telephone Number:

(877) 829-5500

Public Charity Status:

170(b)(1)(A)(vi)

Dear Applicant:

Our letter dated June 2004, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading.

Please keep this letter in your permanent records.

Sincerely yours,



Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)

DOB: 079-431-834

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 22 2004

LEMHI COUNTY ECONOMIC DEVELOPMENT
ASSOCIATION INC
803 MONROE
SALMON, ID 83467

Employer Identification Number:

(b) (6)

DLN:

17053103043004

Contact Person:

EVELYN D GRIFFITHS

ID# (b) (6)

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

DECEMBER 31

Form 990 Required:

YES

Addendum Applies:

NO

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c) (3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in sections 509(a) (1) and 170(b) (1) (A) (vi).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, if you are involved in an excess benefit transaction, that transaction might be subject to the excise taxes of section 4958. Additionally, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key district office.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a) (1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the

Letter 947 (DO/CG)

LEMHI COUNTY ECONOMIC DEVELOPMENT

part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2055, 2106, and 2522.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. See Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, which sets forth guidelines regarding the deductibility, as charitable contributions, of payments made by taxpayers for admission to or other participation in fundraising activities for charity.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete, so be sure your return is complete before you file it.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

Letter 947 (DO/CG)

LEMHI COUNTY ECONOMIC DEVELOPMENT

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we have indicated in the heading of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

Lois G. Lerner

Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosure(s) :

Letter 947 (DO/CG)

COALITION MEMBER COMMITMENT LETTERS



November 18, 2019

Rick Miller
Project Manager and Developer
East-Central Idaho Planning & Development Association
299 E 4th N
Rexburg, ID 83440

Dear Rick,

This letter is to confirm Butte County Economic Development's (BCED) commitment to be a coalition member for the Central Idaho Economic Development Coalition to submit a Brownfields Assessment Grant Application to the US Environmental Protection Agency. BCED is an eligible applicant as part of the County government. We are excited at the opportunity to once again work with the East-Central Idaho Planning & Development Association to bring new economic opportunities to Butte County.

Again, thank you for leading the charge with this application for funds. We are committed to being part of the coalition and look forward to working with you.

Sincerely,

Monica Hampton
Executive Director



November 18, 2019

Rick Miller
Project Manager
East-Central Idaho Planning & Development Association
299 E 4th N
Rexburg, ID 83440

Dear Rick,

Thank you for being a lead agency for our Central Idaho Brownfield Coalition. We are excited about this opportunity and look forward to working with you.

This letter is to confirm the Custer Economic Development Association's commitment to be a coalition member for the Central Idaho Economic Development Coalition (CIBC) and submit a Brownfields Assessment Grant Application to the US Environmental Protection Agency.

Our organization is an eligible applicant and coalition member as a nonprofit entity. We look forward to working with the East-Central Idaho Planning & Development Association to bring new economic opportunities to Custer County.

Sincerely,

Jolie Turek
Executive Director



803 Monroe Street • Salmon, Idaho 83467 • 208-756-1567 • Fax 208-756-1506

November 18, 2019

Rick Miller
Project Manager and Developer
East-Central Idaho Planning & Development Association
299 E 4th N
Rexburg, ID 83440

Dear Rick,

This letter is to confirm the Lemhi Economic Development Association's (LCEDA's) commitment to be a coalition member for the Central Idaho Economic Development Coalition (CIBC) to submit a Brownfields Assessment Grant Application to the US Environmental Protection Agency.

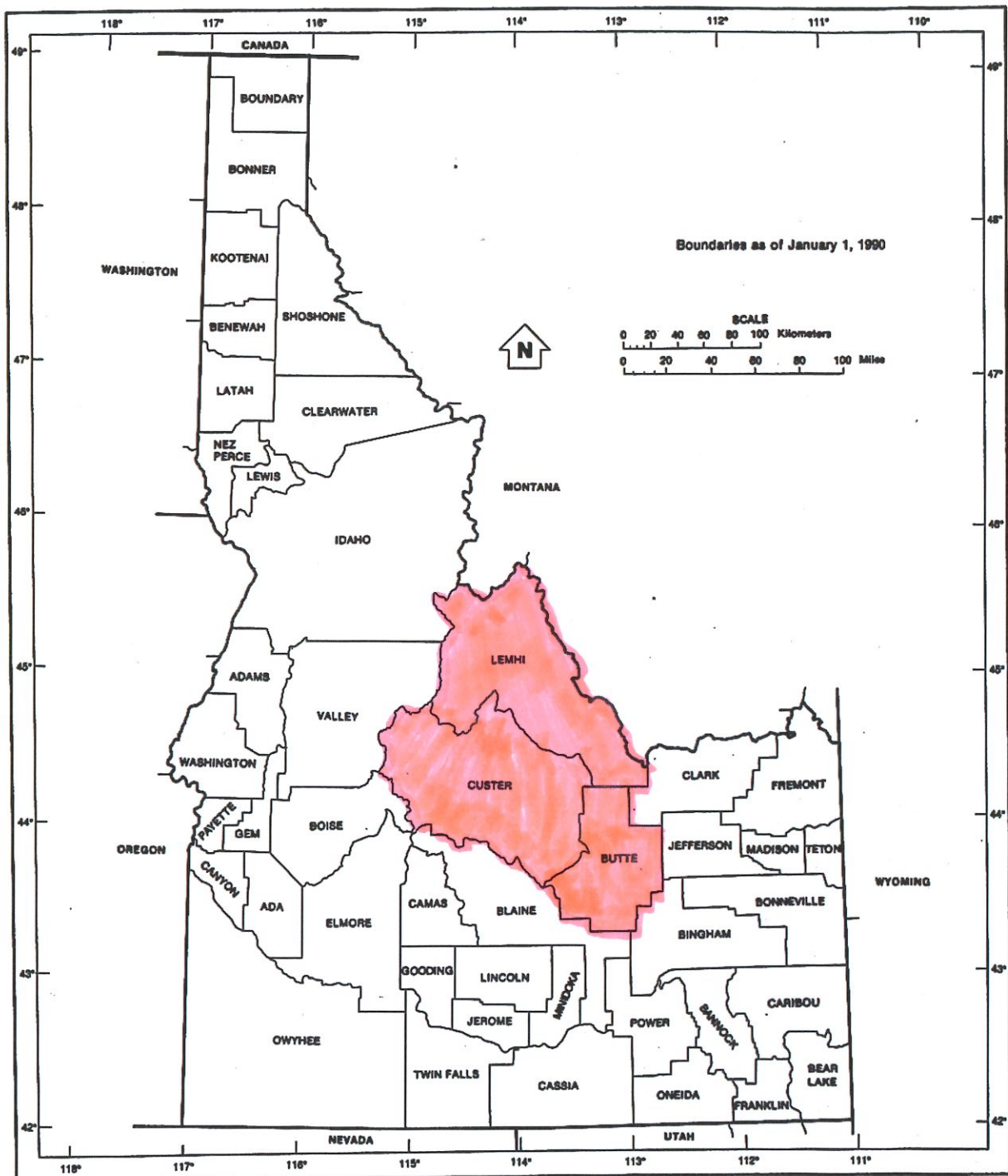
LCEDA is an eligible applicant and coalition member as a nonprofit entity. We are excited for the opportunity to once again work with the East-Central Idaho Planning & Development Association to bring new economic opportunities to Lemhi County.

Thank you for being a leader in this application for funds. We are committed to being part of the coalition and look forward to working with you.

Sincerely,

Tammy Stringham
Executive Director
director@lceda.net
www.lceda.net

Counties



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/02/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

East Central Idaho Planning and Development Association, Inc

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

1175079880000

d. Address:

* Street1:

299 East 4th North

Street2:

* City:

Rexburg

County/Parish:

Madison

* State:

ID: Idaho

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

83442-0000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Rick

Middle Name:

* Last Name:

Miller

Suffix:

Title:

Community Development Manager

Organizational Affiliation:

* Telephone Number:

208-356-4524 Ext. 314

Fax Number:

208-356-4544

* Email:

rick.miller@ecipda.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

Nonprofit w/501c4 IRS status

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-Map of CIBC.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Central Idaho Economic Development Coalition - Brownsfield Assessment and Cleanup Cooperative Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant ID-002

* b. Program/Project ID-002

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2020

* b. End Date: 09/30/2023

18. Estimated Funding (\$):

* a. Federal	350,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	350,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Ted

Middle Name:

* Last Name: Hendricks

Suffix:

* Title: Community & Economic Development Manger

* Telephone Number: 208-356-4524 Fax Number: 208-356-4544

* Email: ted.hendricks@ecipda.net

* Signature of Authorized Representative: Ted Hendricks * Date Signed: 12/02/2019